

**AGENDA**  
**FLATHEAD COUNTY BOARD OF ADJUSTMENT**  
**September 6, 2022**

The Flathead County Board of Adjustment will hold a public hearing on the items listed below on  
**Tuesday, September 6, 2022 beginning at 6:00 PM in the 2<sup>nd</sup> floor conference room of the South Campus Building, 40 11<sup>th</sup> Street West, Suite 200, Kalispell, Montana.**

*Individuals who wish to make public comments are encouraged to send in comments via email prior to the meeting (send to [planning.zoning@flathead.mt.gov](mailto:planning.zoning@flathead.mt.gov)). Any comments that have been received after board packets, will be given to the board members the night of the meeting.*

*Individuals that would like to participate via Zoom meeting may do so by following the instructions below.*

Join Zoom Meeting

<https://us06web.zoom.us/j/82015612646>

Meeting ID: 820 1561 2646

One tap mobile

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Dial by your location

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+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

Meeting ID: 820 1561 2646

Find your local number: <https://us06web.zoom.us/j/82015612646>

*You will be instructed during the meeting when the public comment period is open for each agenda item.*

*The meeting will begin at 6:00 pm*

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**A. Call to order and roll call.**

**B. Approval of the August 2, 2022 meeting minutes**

**C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**

**D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**

1. **Appeal 22-02** An appeal by Georgia G. Otten, Paul Roybal, and Foy's Grandview Estates, regarding the Zoning Administrator approval of an Administrative Conditional Use Permit (FACU-22-47) on June 2, 2022, for short-term rental housing. The property is located at 44 Roybals Way, Kalispell, MT within the Lower Side Zoning District and contains approximately 1.02 acres. The property is zoned R-1 (Suburban Residential).
2. **FCU-22-03** A request from C Holdings, LLC for a conditional use permit for a 'new structure with a gross floor area of ten thousand (10,000) square feet or greater' to allow for a warehouse with a gross floor area of approximately 45,000 square feet on property located at 3905 Highway 40 West, near Columbia Falls. The property contains approximately 6 acres that is located within the Rural Whitefish Zoning District and is zoned BS (Business Service) and SC (Scenic Corridor.)
3. **FCU-22-11** A request from Nick Erickson for a Conditional Use Permit for a 'Home Occupation' on property located at 507 Solberg Drive, Kalispell, MT. The property is located within the Evergreen Zoning District and is zoned R-2 (One-Family Limited Residential). The total acreage involved in the request is approximately 2.97 acres.
4. **FACU-22-74** A request from Stephen E. Fisher, for the establishment of 'Short-term Rental Housing' on property located within the Lower Side Zoning District. The property is located at 354 Orchard Ridge Road, Kalispell, MT and is zoned SAG-5 (Suburban Agricultural). Per Section 2.06.045(5) of the Flathead County Zoning Regulations (FCZR), if written opposition from adjacent property owners was received prior to the end of the comment period and the expressed concerns of opposition cannot be resolved by the applicant or by conditions of approval, the Flathead County Board of Adjustment is required to review the request. The property contains approximately 5.39 acres.

**E. Old Business**

**F. New Business**

**G. Adjournment**

*All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, September 6, 2022.*

*Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 40 11<sup>th</sup> Street West, Ste 220, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.*

*Persons with a disability may request a reasonable accommodation by contacting the Flathead County Planning & Zoning Office at 406-751-8200 or TTY (800) 335-7592 or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.*